

Appendix G

Consolidated Plan Amendment Application Information

- G.1** Council Resolution
Initiating Application
- G.2** November 2019 Zoning
Determination Letter

RESOLUTION NO. 2357

A RESOLUTION INITIATING AMENDMENT OF THE HERMISTON URBAN GROWTH BOUNDARY TO IMPLEMENT THE FINDINGS OF THE 2024 ECONOMIC OPPORTUNITIES ANALYSIS.

WHEREAS, the City of Hermiston continues to see interest in industrial development; and

WHEREAS, the City of Hermiston amended the comprehensive plan through the adoption of a revised Economic Opportunities Analysis on September 9, 2024 through the adoption of Ordinance No. 2365; and

WHEREAS, the findings of the Economic Opportunities Analysis indicate that the City of Hermiston has a continuing need for large industrial sites of at least 100 acres in size to accommodate demand for hyperscale data center development; and

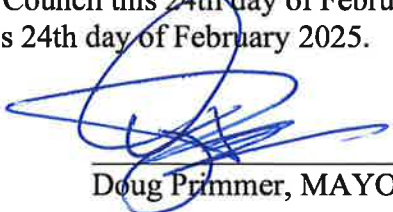
WHEREAS, the 20-year employment forecast and land needs analysis contained within the Economic Opportunities Analysis demonstrates an industrial land deficit of 1,200 acres within the Hermiston Urban Growth Boundary below what is necessary to accommodate industrial growth;

NOW, THEREFORE, THE CITY OF HERMISTON RESOLVES AS FOLLOWS:

1. The Hermiston City Council does hereby direct City staff to prepare the necessary documentation to identify suitable land to satisfy industrial land need and begin necessary procedures to initiate an amendment to the Hermiston Urban Growth Boundary to add land as needed in accordance with the recommendations of the 2024 Economic Opportunities Analysis. Document preparation may include but is not limited to amendment of the City comprehensive plan map and policies, amendment to the public facilities and transportation system plans, and amendment to the zoning map and zoning ordinance.
2. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 24th day of February 2025.

SIGNED by the Mayor this 24th day of February 2025.



Doug Primmer, MAYOR

ATTEST:



Lilly Alarcon-Strong, CMC, CITY RECORDER



November 14, 2019

Michael Merar
Seyfarth Shaw LLP
233 S Wacker Drive, Suite 8000
Chicago, IL 60606-6448



Re: Your letter of November 5, 2019

Dear Mr. Merar:

At the November 13, 2019 planning commission meeting, the planning commission considered your request for a determination regarding data centers within the city's industrial zones. The planning commission has authority under Section 157.136(B) of the Hermiston Municipal Code to rule that a use not expressly permitted in a zone shall be permitted if it is similar in nature to other permitted uses within that zone. After considering your request for determination and deliberation, the planning commission made a motion to consider a data center as a similar use to those uses already permitted in the C-2/M-2 zone in Hermiston. The planning commission's motion was as follows:

Motion to include a data center as a use similar in nature to other uses permitted in the C-2/M-2 zone and thus permitted in the zone. For the purposes of this determination a data center shall be defined as defined in the November 5, 2019 letter from Seyfarth Shaw LLP.

The motion was passed unanimously by the planning commission on a vote of 7-0.

If you have any questions, please feel free to contact me at 541 567-5521.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clinton Spencer".

Clinton Spencer
City Planner

C: John Parsons